



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 4, 2010

REQUEST: Final Subdivision and Development Plan/103, 105, 107, 109, and 111 Hayes Street

RECOMMENDATION: Approval, subject to comments from the Department of General Services.

STAFF: Ervin McDaniel

PETITIONER: Mr. Mihretu Ted Tadesse

OWNERS: Same

SITE/GENERAL AREA

Site Conditions: The properties known as 103, 105, 107, 109, and 111 Hayes Street (Lots 85, 86, 87, 88, and 89 of Block 0254) are unimproved. The properties are zoned R-9 and total 2,379 square feet in size.

General Area: The properties are located in South Baltimore in the Poppleton-Hollins Market Community. There are both residential and non-residential uses surrounding the subject property.

HISTORY

There have been no previous Planning Commission actions regarding this site.

CONFORMITY TO PLANS

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods, Objective One: Expand housing choices for all residents.

ANALYSIS

The applicant is proposing to consolidate and re-subdivide the properties known as 103, 105, 107, 109, and 111 Hayes Street into two (2) lots for the construction of two single family homes (Lot 1 and Lot 2). The existing lots are addressed to Hayes Street. The new lots will be addressed to Lemmon Street. Lot 1 will be 1,146 square feet and Lot will be 1,233 square feet.

The following is staff's review of this project:

- Site Plan: The site plan has been reviewed and approved by the Site Plan Review Committee (SPRC). The site plan shows the proposed homes located at the intersection of Hayes Street and Lemmon Street. The new homes will front onto Lemmon Street. The homes will be three stories with basements and will have rear loading garages. A use in common easement will be created at the rear of Lemmon Street to provide access to the rear garages from Hayes Street.
- Architectural Elevations: Elevations for this proposal have been reviewed and approved by staff. The buildings will be three-story with brick front, vinyl rear and fiber stucco on the side. Each unit will have an entry door and windows on the front and rear.
- Subdivision and Development Plan Requirements: This project complies with the City's rules and regulations relative to land subdivision within Baltimore City. The lots have frontage on a public street and will have separate utilities.
- Zoning Code Requirements: The subject site is located within an R-9 zoning district. The project will not require any zoning actions.
- Landscape Plan: A landscape plan is not required for this project.

The Hollins Round House, Inc. was notified of this action.

Thomas J. Stosur
Director